

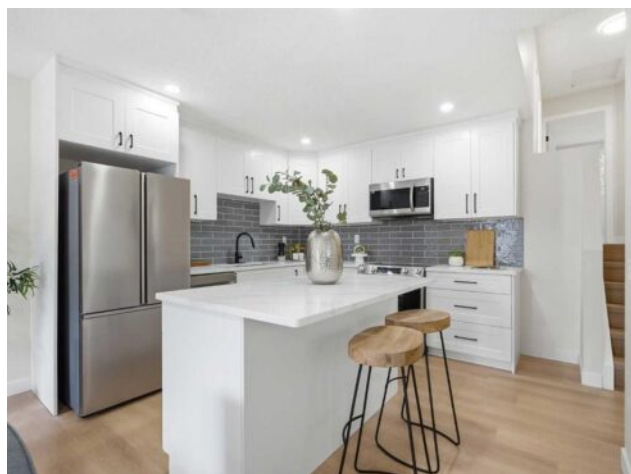


GRASSROOTS
REALTY GROUP

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1060 Ranchview Road NW
Calgary, Alberta

MLS # A2322379



\$539,900

Division:	Ranchlands		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	886 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Reverse Pie Shaped Lot		

Heating: Standard, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-C1 d33

Utilities: -

Inclusions: N/A

| EXTENSIVELY RENOVATED | 4 Bed & 2 Bath | 1700+ TOTAL SQFT | ILLEGAL BASEMENT SUITE | OVERSIZED PIE LOT | A rare opportunity in the highly sought-after community of Ranchlands! This extensively renovated half-duplex offers exceptional value with convenient updates throughout and a fully finished illegal basement suite, making it ideal for homeowners, investors, or multi-generational living. From the moment you arrive, you'll appreciate the attention to detail and modern curb appeal of the home, highlighted by a stylish full glass-inset front door. Step inside to discover a bright and inviting open-concept main floor featuring luxury vinyl plank flooring, updated lighting, new windows and doors, and a contemporary neutral colour palette that creates a warm yet sophisticated atmosphere. The spacious living room is filled with natural light from a large picture window, while the stunning kitchen showcases full-height white cabinetry, quartz countertops, subway tile backsplash, stainless steel appliances, dark hardware, and a large central island perfect for entertaining. The adjoining dining area provides the ideal setting for family dinners and gatherings. The upper level is complete with a generous primary bedroom, two well-sized bedrooms, a beautiful four-piece bathroom, and convenient laundry closet with a new washer and dryer. The fully finished illegal basement suite is equally impressive. Featuring a separated side entrance, tall ceilings, large living and dining spaces, abundant lighting, and a stylish kitchen create a bright and welcoming environment. Two spacious bedrooms, a beautifully updated bathroom, and separate laundry provide excellent functionality and privacy for occupants. Outside, the low-maintenance backyard is designed for enjoyment, featuring an oversized deck with plenty of space for outdoor dining, entertaining,

and summer barbecues. Ample parking is available with a front driveway and additional street parking. Located in the established community of Ranchlands, residents enjoy access to excellent schools, parks, pathways, recreation facilities, shopping, restaurants, and convenient transit options. With extensive renovations throughout, this is a property that truly stands out. Opportunities like this do not come on market often—book your private showing today.